

COMM NW COR OF NE1/4 OF NW1/4, S
POB, E 233.07 FT, S 213.88 FT, W
191.87 FT TO POB.

HOLLAND SHANE/MATHIS RICKELLE G
402 CLIFTON RD
CRESCENT CITY, FL 32112

2026

33-4S-17-08940-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

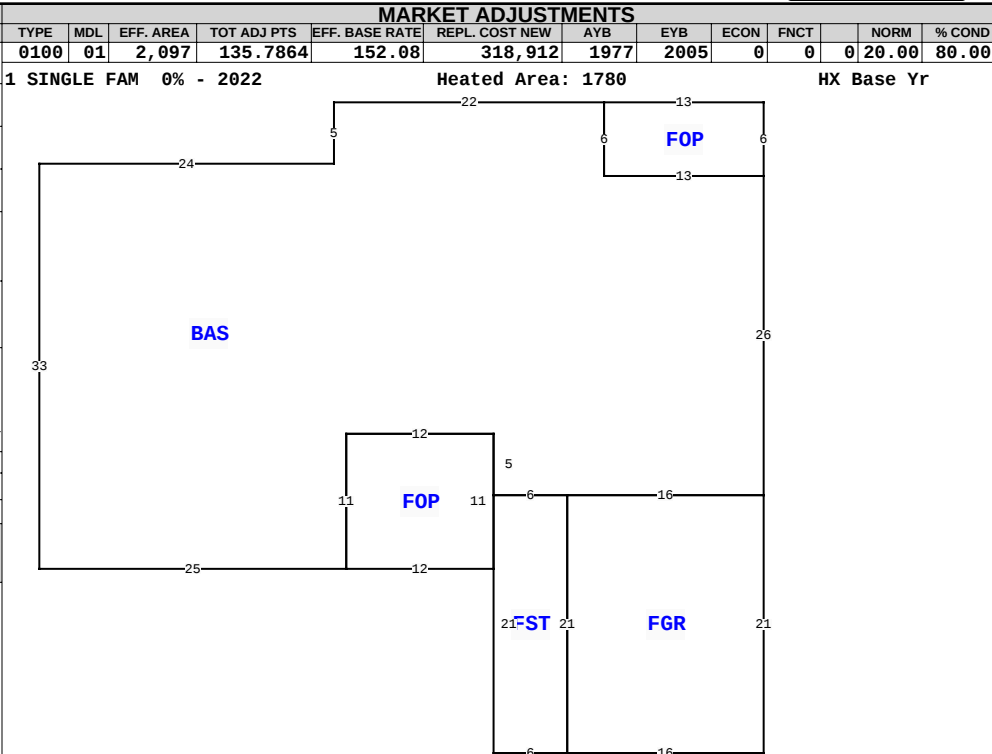
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	216,562
FGR	336	55		185	22,508
FOP	78	30		23	2,798
FOP	132	30		40	4,866
FST	126	55		69	8,395

TOTALS	2,452			2,097	255,130
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		A-1	0.00	0.00	1.13	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

1239 SW WENDY TER, LAKE CITY

TOTAL OB/XF											
8,600											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		255,130	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		15,820	
TOTAL MARKET VALUE		279,550	
SOH/AGL Deduction		0	
ASSESSED VALUE		279,550	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		279,550	
TOTAL JUST VALUE		279,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1534/2060	2/26/2025	WD	Q	I	01	325,000	
GRANTOR: HUFFMAN JASON PHILLIP							
GRANTEE: HOLLAND SHANE							
1445/1304	8/19/2021	WD	Q	I	01	302,900	
GRANTOR: WILLIAMS AMANDA M							
GRANTEE: HUFFMAN JASON PHILL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S5 W24 S33 E25 FOP= E12 N11 W12 S11\$ N11 E12 S5 FST= S21 E6 N21 W6\$ E6 FGR= S21 E16 N21 W16\$ E16N26 FOP= N6 W13 S6 E13\$ W13 N6\$.											